



Proposed Ground Floor Plan 0 5m

NOTES

1. Main stair to be repaired - see drawing 5701
2. Existing wall strengthened as required - see engineer's drawings and information
3. Existing wall opening blocked up and made good - wall to be rendered with lime render in line with rest of the room.
4. Existing door opening blocked up - with render to external face. See detail 5110.
5. New opening created through to Orangery.
6. Existing metal framed window to be removed and replaced with new timber window - see detail 5102.
7. Existing concrete kitchen floor to be removed and replaced with insulated concrete floor to create finished floor level with hallway
8. New 1/2hr fire door between kitchen and hallway with step up to tie in with existing utility floor level.
9. New 1/2hr fire resistant door to utility to match existing.
10. Existing lean-to extension removed and wall made good ready for render finish. New external door added to existing opening
11. Stairs up to first floor landing to be reinstated to match existing - see drawing 5705
12. New Orangery - render to be removed to ground floor to expose stone.
13. Existing render to be carefully removed. South elevation to receive new rusticated render
14. Existing render to be carefully removed. East, West and North Elevations to receive a smooth white render finish.
15. Door opening dropped to garage level. New door in opening to match existing
16. New sanitaryware in existing wc
17. Insulation added to external walls - see drawing 5802
18. Rotted floor joists to be replaced - see engineer's drawings and information
19. Damp treatment by Peter Cox to include removal and replacement of plaster - see drawing 5802
20. Kitchen layout to include input from others

Rev	Description	Date	By	Check
S4 P05	PLANNING ISSUE	20/09/2022	SR	DB
S4 P04	20/09/2022	SR	DB	
S4 P03	20/09/2022	SR	DB	
S4 P02	10/11/2022	SR	DB	
S4 P01	20/09/2022	SR	DB	

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BHA Project No: RES997

Project Name: Oakwood Hall
 Wylam
 For Mr P. McGirr

Drawing Title: Proposed Ground Floor Plan

Model File Name: N/A

Drawn By: SR Date Drawn: 26/09/2022

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